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**CARMEL CITY CODE**  
**CHAPTER 10: ZONING & SUBDIVISIONS**  
**ARTICLE 1: ZONING CODE**  
**CARMEL ZONING ORDINANCE**  
**CHAPTER 32: MANUFACTURED HOMES**

- 32.00 Manufactured Homes.
- 32.01 General Requirements.
- 32.02 Placement with Permit.
- 32.03 Structural Alteration.

**32.00 Manufactured Homes.**

32.00.01 Manufactured homes, as identified in this Section, shall be permitted in any area zoned for single-family or two-family dwellings; however, in any subdivision which is not specifically platted for manufactured homes, the number of manufactured homes located in said subdivision shall not exceed ten percent (10%) of the total number of platted lots.

**32.01 General Requirements.**

Manufactured homes shall meet the following requirements and limitations:

1. Manufactured homes shall be required to meet the minimum square footage requirements provided for in any area zoned for single-family and two-family homes.
2. The homes shall meet all requirements applicable to single-family or two-family dwellings and shall be subject to all necessary improvement location, building and occupancy permits.
3. The homes shall be larger than 950 square feet of occupied space, or meet the standards as required by the appropriate zoning district, whichever is greater.
4. The homes must be permanently attached to a solid foundation extending down below the frost line a minimum of thirty-two (32) inches or on basement walls. The space between the floor joists of the home and the excavated area under floor grade shall be completely enclosed with permanent perimeter foundation or basement walls, except for required openings.
5. The homes shall be covered with an exterior material of one or more of the following types which shall extend over the top of the foundation:
  - a. Horizontal aluminum or vinyl lap siding;
  - b. Cedar or wood siding;
  - c. Weather resistant grain pressboard;
  - d. Stucco, block or stone; or
  - e. Other materials approved by the Director.
6. The homes shall have a roof composed of a material customarily used on site built residential dwellings, such as asbestos, fiberglass, shake, asphalt or tile, which shall be installed onto a surface appropriately pitched for the materials used.

**32.02 Placement with Permit.**

Manufactured homes not meeting the terms of this subsection shall be permitted only after receiving a variance approved by the Board or be located in an approved Mobile Home Park.

**32.03 Structural Alteration.**

Any structural alteration or modification of a manufactured home after it is placed on the site must be in full compliance with the Carmel/Clay Zoning Ordinance and approved by the Director of the Department of Community Services prior to a building permit being issued.

**CHAPTER 32: MANUFACTURED HOMES  
AMENDMENT LOG**

<b>Ordinance No.</b>	<b>Docket No.</b>	<b>Council Approval</b>	<b>Effective Date</b>	<b>Sections Affected</b>